

FREQUENTLY ASKED QUESTIONS

Q. What kinds of activities can airport land be used for?

A. Generally, airport land should only be used for an activity that must be on airport property due to its use and proximity to aviation facilities. The Alaska Administrative Code, Title 17, Chapter 42, Section 990, Definitions, describes land uses and privileges as follows:

1. "Aviation Use" means any business, service, or other function that directly involves, or is necessary for, the normal operation of aircraft that use an airport. Aviation use includes the following: aircraft loading, unloading, tiedown, parking, storage, sales, services, rental, maintenance, or repair; sale or storage of aviation fuel and aviation petroleum products; pilot training; air charter or air taxi service; airport terminal building; air carrier operations; aircraft ground handling; aircraft parts sales; and air traffic control tower, air navigation aid, and aviation weather instrumentation.
2. "Auxiliary Use" means any business, service, or other function that is neither an aviation use nor a nonaviation use and is located and carried out on an airport for the convenience of the air traveling public, aviation businesses on the airport, or the employees necessary to the maintenance and operation of an airport. Auxiliary use includes the following: air freight forwarding; ground transportation services not operated by the department, such as a taxicab service, an airport limousine or shuttle service, a rental car agency, or a vehicle parking business; in-flight catering; hotel accommodation; restaurant service; in-terminal concessions.
3. "Nonaviation use" means any business, service, or function that is (i) not an aviation or auxiliary use; (ii) is not directly or indirectly related to aviation or to the air traveling public; (iii) does not offer a product or service that is specially related to aircraft operations or to air transportation; or (iv) is located or operated to derive revenue primarily from members of the public not using air transportation services. Nonaviation use includes: grocery store, liquor store, lumber yard, agricultural activity, golf course, automobile service station, shopping center, bowling alley.

Q. What areas on the airport are available to lease?

A. We highly encourage potential tenants to contact the Leasing & Property Management Office before submitting a lease application for a particular parcel or terminal building space so that our staff can work with you to help you find the right fit for your activity.

Q. Is there a list of available lots and terminal building space for lease?

A. Yes. However, you must visit the Leasing & Property Management Office to discuss your proposed activity and we will work on finding a space if your proposed activity requires being located on Airport land or in one of the terminal buildings.

Q. How is the term of an Airport Lease established?

A. Generally, an Airport land lease term is based upon the dollar amount of investment proposed by the lessee. A terminal building space lease term is usually established based on specific business criteria and can range from 120 days to 5 years.

Q. May I sublease space to someone else?

A. Generally, yes. If you are subleasing to a company or person for the same authorized uses in your original lease with the Airport, the sublease is controlled by the Airport's lease, and you must receive the Airport's prior written consent of the sublease agreement. For more detailed information, please review the Alaska Administrative Code, Title 17, Chapter 42, Section 270.

Q. Can I assume someone's existing lease?

A. Yes, but we highly recommend you contact the Leasing & Property Management Office to determine if the lease is in good standing and if there are any problems associated with the existing lease. Regardless of any private transactions between individuals, the existing lease remains in the original owner's name until assignment papers are submitted and consented to by Leasing & Property Management. For more detailed information, please review the Alaska Administrative Code, Title 17, Chapter 42, Section 260.

Q. Can I look at a lease file?

A. Yes, lease files are public information, but we ask that you call the Leasing & Property Management Office (907-266-2420) in advance so we can have the file available for you to review. You can request copies of files; the cost is \$.25 per page (the first 10 pages are free).